



Committed to the future of rural communities.

Oregon



Housing Programs Information Guide



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Oregon USDA Rural Development is pleased to present this Housing Program *Information Guide*, covering the Agency's housing programs. We hope you find this information helpful.

During Fiscal Year 2008, USDA Rural Development in Oregon administered over \$158 million in housing financial assistance to our State. The combination of all our Single and Multifamily Housing loans and grants including leveraged funds totaled more than \$176 million in financial assistance. This is an 89% increase across the board in dollars and 73% increase in the number of homes, home repair/rehabilitation projects, and rental units going out the door.

The Oregon Rural Development Housing Team has proudly served rural Oregon, fulfilling our important mission of "to improve the quality of life for and enhance economic opportunities of rural Americans".

The Housing Team looks forward to the future and the many opportunities that are available to rural Oregon. To learn more about the Agency's programs, I invite you to visit our USDA Rural Development website at

<http://www.rurdev.usda.gov/or/>.

Respectfully,

Rod

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USDA Rural Development Oregon-Fiscal Year 2008

Housing Programs

	Program Dollars	Total Loans/Grants
Single Family Guaranteed Loans	\$109,011,794	670
Single Family Direct Loans	\$ 25,589,532	161
Single Family Repair Loans	\$ 222,358	32
Single Family Repair Grants	\$ 361,222	64
Self-Help Technical Assistance Grants	\$ 412,477	1
Housing Preservation Grants	\$ 157,200	2
Single Family Housing Leveraged Loans	\$ 245,955	21
Total Single Family Housing	\$135,843,338	949

	Program Dollars	Total Loans/Grants
Multi Family Housing 515 Loans	\$ 10,283,111	13
Multi Family Housing 538 Loans	\$ 6,470,000	3
Voucher Program	\$ 119,556	15
Rental Assistance	\$ 6,232,941	79
Multi Family Housing Leveraged Loans	\$ 17,198,450	30
Total Multi Family Housing	\$ 40,304,058	140

Total \$ Invested Through Rural Housing Programs: \$ 176,147,396



Single Family Housing Guaranteed Loan Program

Purpose—Financing for construction of a single family residence, or purchase of an existing single family residence.

Eligible Area—Nonmetropolitan areas of 25,000 or less.

Eligible Borrowers—Individuals and families.

Type of Assistance— Guaranteed loans up to 102% of appraised value.

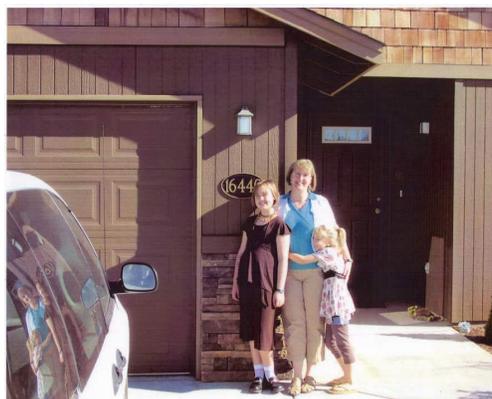
Eligible Income—Applicants cannot exceed the moderate income level (115% of the median income) for county.

Term—30 years for guaranteed loans. Fixed rate determined by approved lender. No down payment required. No Private Mortgage Insurance (PMI) is required. No maximum loan amount.

What can the Program do for You?

- Provides financing for income eligible individuals and families who otherwise would not be able to purchase a home, bridging the affordability gap for homeownership
- Utilizes locally approved lenders
- Reduces borrower’s monthly mortgage payments because of lower costs associated with the loan.

Example:





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Single Family Housing Direct Loan Program

Purpose—New construction of a single family residence, or purchase of an existing single family residence.

Eligible Area—Nonmetropolitan areas of 25,000 population or less.

Eligible Borrowers—Individuals and families.

Type of Assistance—Direct loans.

Eligible—Applicants must be very low or low income (80% of the median income) for the county.

Term—Up to 38 years. No down payment required.

What can the Program do for you?

-Provides 100% financing income eligible individuals and families who otherwise could not be able to purchase a home, bridging the affordability gap for new home construction.

-Provides subsidized loans for eligible borrowers to lower their monthly house payments.

-Utilizes USDA Rural Development partners with assistance programs that helps make homeownership more affordable.

Example:



Single Family Home Repair Grant & Loan Program

Purpose—Funding to remove health and safety hazards for owner-occupied single family residences. Program funds may also be used for general repairs and improvements.

Eligible Area—Nonmetropolitan areas of 25,000 population or less.

Eligible Individuals/Families—Individuals and families that own their home. Grant application must be 62 years of age and not qualify for a loan.

Type of Assistance—Grants and direct loans.

Eligible Income—Grant and direct loan applicants must be very low income (50% of the median income) for the county.

Term—Recapture provision for grants (3 years); 20 years for loans.

What can the Program do for You?

- Funding for eligible applicants who cannot otherwise afford essential home repairs
- Improves the quality of housing in the rural community.

Example:





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Mutual Self-Help Housing Program

Purpose—Technical assistance grant funds awarded to Agency approved recipient help income eligible individuals and/or families work together to build their home (normally 6 to 8 approved loan applicants form a group).

Eligible Area—Nonmetropolitan areas of 25,000 population or less.

Eligible Grant Recipients—Private nonprofit corporation, public nonprofit corporation, State political subdivision.

Type of Assistance—Grant funding awarded to Agency-approved recipient for program administration. Program is administered in conjunction with USDA Rural Development's Direct Loan Program which provides financing to the individual homeowners.

Term—2 years (technical assistance grant).

What can the Program do for You

- Provides homeownership opportunities to families through sweat equity
- Encourages new home construction for a community
- Promotes community pride (builds neighborhoods, builds communities)
- Reimbursement for salaries, rents, and office expenses for grant recipient

Examples:





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Multi-Family Housing Guaranteed Loan Program

Purpose—Increase the supply of affordable rural rental housing through the use of loan guarantees that encourage partnerships between USDA Rural Development, private lenders and public agencies. USDA Rural Development will issue guarantees on eligible loan made by Agency approved lenders.

Eligible Area—Nonmetropolitan areas of 25,000 population or less.

Eligible Borrowers—Qualified lenders and eligible housing providers, such as corporations, limited liability corporations, or partnerships.

Type of Assistance—Guaranteed loans.

Term—Minimum of 25 years, maximum of 40 years.

What can the Program do for You?

- Increases supply of affordable multi-family housing through Agency partnerships
- Provides housing opportunities for low to moderate income tenants.
- Builds valuable partnerships between federal, state and local housing agencies

Examples:





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Multi-Family Housing Direct Loan Program

Purpose—Financing to provide living units for persons with low and moderate incomes. Loans are primarily used to build, purchase or repair apartment style housing. The housing must be modest in size, design and cost, but adequate to meet the tenants' needs. Monthly rent must be within limits that eligible occupants can afford to pay.

Eligible Area—Nonmetropolitan areas of 25,000 population or less.

Eligible Borrowers—Individuals, associations, partnerships, limited-partnerships, consumer cooperatives, profit corporations and nonprofit corporations, State and local agencies, and trusts.

Type of Assistance—Direct loans.

Term—30 years, with 50 year amortization

What can the Program do for You?

- Provides and supports needed low income housing in your community
- Provides housing for elderly or developmentally disabled
- Rehabilitate a historic structure, providing needed affordable housing

Example:





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Housing Preservation Grant Program

Purpose—Funding to nonprofit and other governmental organizations to remove health and safety hazards for owner-occupied residences or rental housing for very low income individuals. These grants are used along with other funding sources to accomplish the repairs

Eligible Area—Nonmetropolitan areas of 25,000 population or less.

Eligible Borrowers—A nonprofit organization such as a local government, or community development group.

Type of Assistance—Grants

Term—The objectives of the grant shall be accomplished within a two (2) year period.

What can the Program do for You?

- Assists eligible applicants who cannot otherwise afford essential home repairs.
- Improves the quality of housing in the rural community.
- Creates a beneficial funding partnerships for the local community.

Example:





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Farm Labor Housing Program

Purpose—Funding to construct new housing or to convert existing structures to provide affordable and adequate housing for domestic farm laborers. Grants may be available for economically depressed areas where there is an extreme need for such facilities, and a reasonable doubt exists that the housing cannot be provided without grant assistance.

Eligible Area—Funds may be used in either rural or urban areas to provide housing to nearby farm laborers. This program is the only USDA Rural Development housing program that allows funding in areas with populations over 25,000, if the need exists.

Eligible Borrowers—Farm workers, family farm organizations, state and local public agencies and private broad-based organizations or nonprofit organizations of farm workers.

Type of Assistance—Grants and direct loans.

Term—Grants may cover up to 90% of the development costs; loans are for 33 years at 1% interest.

What can the Program do for You?

- Provides adequate, affordable rental housing for farm laborers or those engaged in on-farm processing
- Allows for the construction of day care facilities and community building for families of farm laborers.

Examples:



Eligible Applicant	USDA Program	Purpose	Program Type	Non-Metro Areas	Authorized Purposes	Typical Funding	Interest Rates & Terms
Families and Individuals	Single Family Guaranteed Rural Housing (GRH) Loan	Provide 100% financing through an approved Lender to buy/build affordable housing for low to moderate income applicants	USDA Guarantee Loan made by approved lender	Rural areas < 25,000	Loans to purchase new or existing homes to be the applicant's permanent residence	\$225,000 to \$375,000	Negotiated fixed rate; 30 year term
	Single Family Direct Rural Housing Loan	Provide 100% financing to very low and low-income applicants to buy/build affordable housing	USDA Direct Loan	Rural areas < 25,000	Loans to buy, build, repair or rehabilitate rural homes as the applicant's permanent residence	\$176,000 to \$293,000	Fixed rate; 33 to 38 year term, subsidy available
	Single Family Housing Direct Repair Loans	For very-low income applicants to repair/remove safety hazards to their homes	USDA Direct Loan	Rural areas < 25,000	To repair/replace roofs, heating/AC, structural problems, water/sewage lines, siding, and windows and doors	\$1,000 to \$20,000	1% fixed rate; 20 year term
	Single Family Housing Direct Repair Grants	Grants or loan/grant combinations for those 62 or older who cannot afford a loan	USDA Grant	Rural areas < 25,000	To repair/replace roofs, heating/AC, structural problems, water/sewage lines, siding, and windows and doors	\$1,000 to \$7,500	Grant
	Mutual Self-Help Housing Direct Loans	Individual homes built by a group of applicants with construction guidance of a non-profit organization	USDA Direct Loan	Rural areas < 25,000	Loan applicants are processed on an individual basis for each participating family to finance building costs	\$176,000 to \$293,000	Fixed rate, 33 to 38 year term, subsidy available
Non-Profits and Public Bodies	Mutual Self-Help Housing Grants	To provide funds to non-profit entities to assist self-help applicants in building their own homes	USDA Grant	Rural areas < 25,000	Technical assistance to qualify and supervise small groups of families to build each other's homes	\$250,000 to \$300,000	Grant
	Site Loans	To provide financing to purchase or develop housing sites, including construction of essential access roads, streets, and utility lines, etc.	USDA Loan	Rural areas < 25,000	Sites to be used for Self Help Housing (Sec 523) or sold to very low to moderate income families (Sec 524)	\$100,000 to \$200,000	Fixed rate; 2 year term
	Housing Preservation Grants	To provide funds for redistribution to individuals for the rehabilitation of housing owned or occupied for very low and low income applicants	USDA Grant	Rural areas < 25,000	Operate a program which finances repair and rehabilitation activities for single family and small rental properties	\$50,000 to \$125,000	Grant
Public Bodies, Individuals, Limited Profit and Non-Profit Organizations	Rental Housing for Families and Elderly	To establish safe, affordable rental housing for very low, low, and moderate-income rural households	USDA Direct Loan	Rural areas < 25,000	New construction or substantial rehabilitation of rental housing (multi-family)	\$750,000 to \$1,000,000	Fixed rate; 30 year term, payment may be ballooned
	Guaranteed Rental Housing for Families and Elderly	To increase affordable rental housing for low to moderate income families by encouraging partnerships between the Agency, private lenders, and public bodies	USDA Guarantee Loan made by bank	Rural areas < 25,000	New Construction or substantial rehabilitation of rental housing (multi-family)	\$750,000 to \$3,500,000	Negotiated fixed rate; 25-40 year term, payment may be ballooned
Public agencies, non-profit organizations, family farmer, associations or corporations, associations of farm workers and Indian tribes	Farm Labor Housing	To establish safe, affordable housing for domestic farm workers	USDA Direct Loan and Grant	Entire State of Oregon	To buy, build, improve, or repair housing for farm laborers, including those engaged in on-farm processing and to provide related facilities	\$750,000 to \$3,000,000	1% fixed rate; 33 year term